



**SLUP**



**ZONING**



# **Planning Commission Meeting**

Francis G. Slay, Mayor

**Wednesday October 1, 2014**



CITY OF ST. LOUIS  
**PLANNING**  
URBAN DESIGN  
AGENCY



**REDEVELOPMENT**



# Agenda

- Call to Order
- Approval of Minutes – September 3, 2014

# Agenda

## ZONING

### Review of Petition for Zoning Amendment

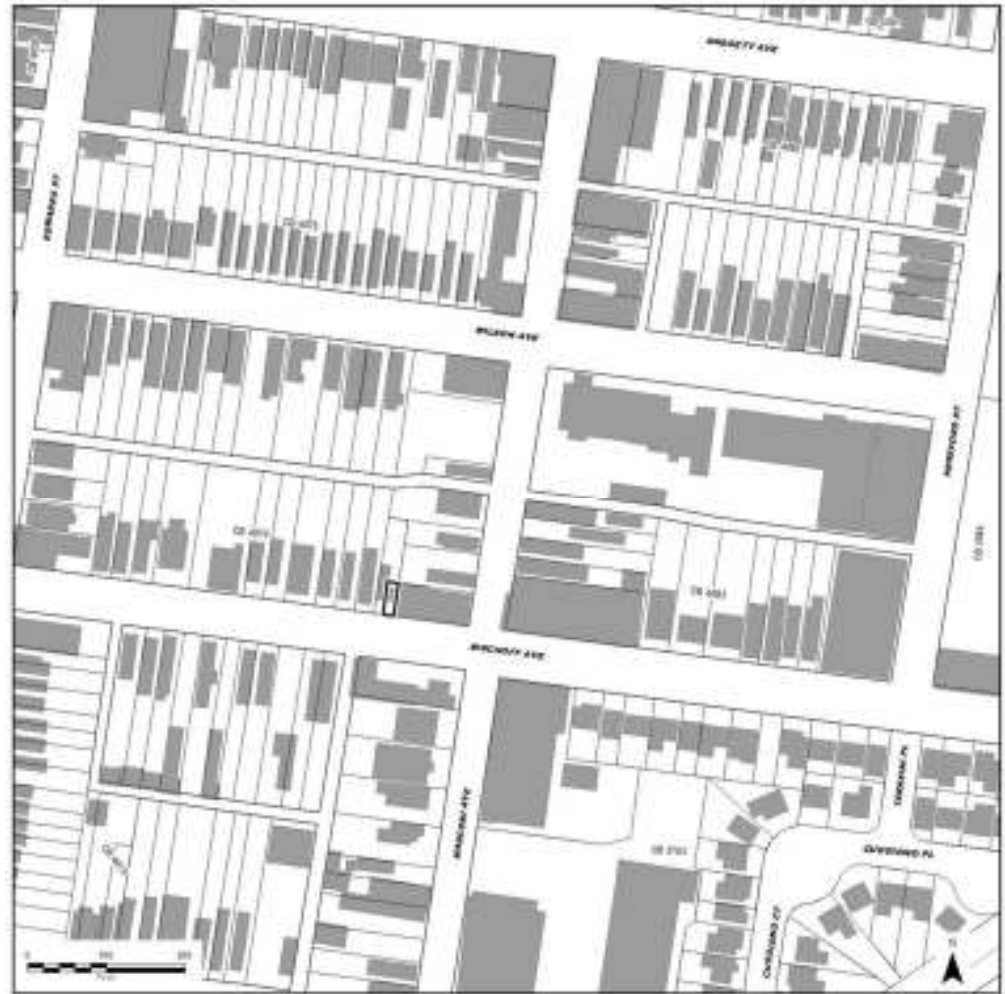
<b>PDA-123-14-REZ</b>	5213 Bischoff	'A' to 'F'
<b>PDA-124-14-REZ</b>	2842 Magnolia	'C' to 'B'

*Hill & Fox Park Neighborhoods*

# Petition for Zoning Amendment

## Rezoning from 'A' to 'F'

- 12' by 42' portion of parcel at 5213 Bischoff is adjacent to corner commercial parcel at 2131-33 Marconi in the Hill Neighborhood.
- Site is currently the 'drive' for house.
- Consolidate Area with corner parcel to add a garage to the corner commercial building.
- Remainder of parcel combined with 5215 Bischoff for new house.
- 'A' District does not allow commercial uses.





# Rezoning Area



5213 Bischoff house - 'Drive' - commercial building



View of 'Drive' – the entire Rezoning Area

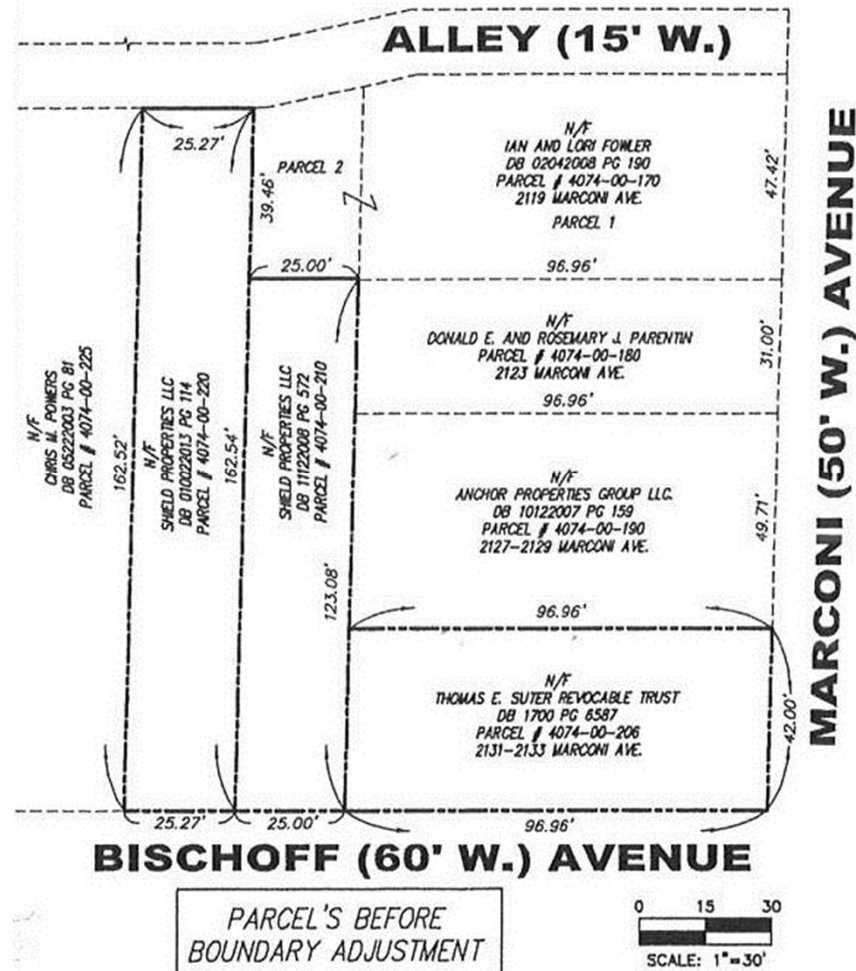


View of 5213 & 5215 Bischoff from alley.



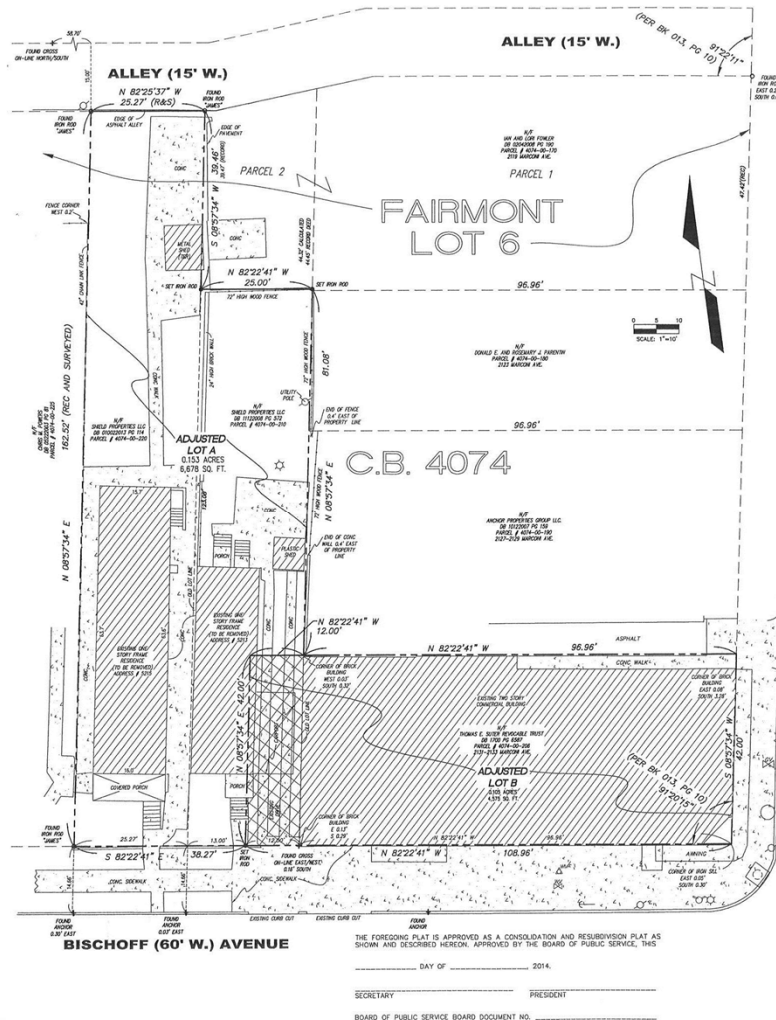
Aerial View of Vicinity of Rezoning Area (center)

## Parcels before Boundary Adjustment



# Petition for Zoning Amendment

## Consolidation & Resubdivision Plat



# Petition for Zoning Amendment

Existing Zoning ( "A" Single-Family Dwelling District)

## Legend

-  A Single-Family Dwelling District
-  B Two-Family Dwelling District
-  C Multiple-Family Dwelling District
-  D Multiple-Family Dwelling District
-  E Multiple-Family Dwelling District
-  F Neighborhood Commercial District
-  G Local Commercial and Office District
-  H Area Commercial District
-  I Central Business District
-  J Industrial District
-  K Unrestricted District
-  L Jefferson Memorial District





## Vicinity of Rezoning Area



2131-33 Marconi – east of rezoning area



North-side of Bischoff – west of rezoning area



2119-21 Marconi – parking lot in foreground  
is north of rezoning area (to the right)



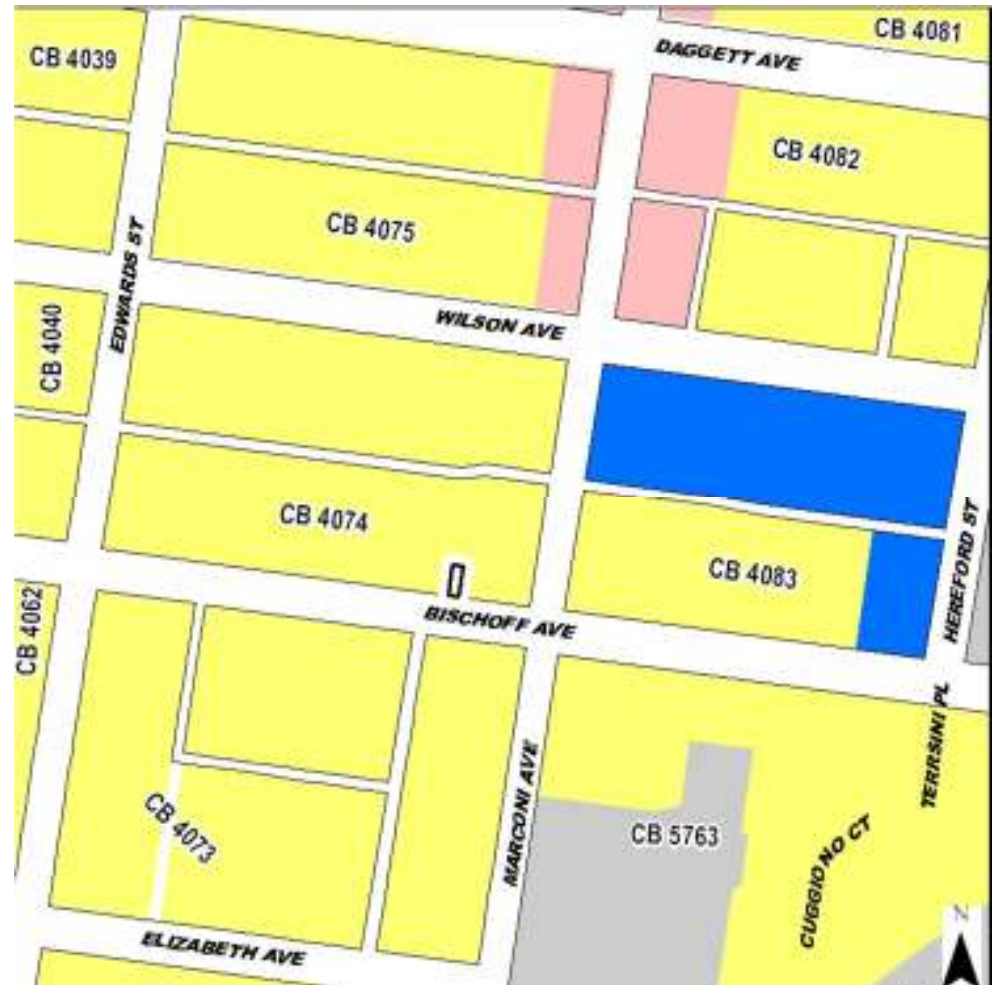
Garage on right is south of rezoning area  
(across Bischoff from the rezoning area)

# Petition for Zoning Amendment

## Strategic Land Use Plan (Neighborhood Preservation Area)

### Legend

- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
- Recreation/Open Space Preservation and Development Area
- Business/Industrial Preservation Area
- Business/Industrial Development Area
- Institutional Preservation and Development Area
- Specialty Mixed Use Area
- Opportunity Area



## Comments

- PDA Staff recommends approving the petition to change the zoning to 'F' Neighborhood Commercial District as being in conformity with the Strategic Land Use Plan's Neighborhood Preservation Area, which encourages corner commercial and new infill residential development.
- The Zoning Administrator recommends "that the 504 sq. ft. portion of the subject parcel (5213 Bischoff) in City Block 4074 be rezoned from the current 'A' Single-Family Dwelling District to the 'F' Neighborhood Commercial District."
- "Given that the subject parcel will support an existing business, and that a future project will provide a new housing opportunity in the immediate area; that by rezoning subject property would bring it into conformity with the Zoning Code; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that a less restrictive zoning classification would be appropriate and would enhance the general welfare of the City."

# Petition for Zoning Amendment

## Down Zoning from 'C' to 'B'

- The rezoning parcel at 2842 Magnolia is north of Gravois in the Fox Park Neighborhood.
- Vacant building is part of plan to combine this parcel with adjacent 2846 Magnolia.
- The combined parcel will be re-subdivided into 3 new parcels for construction of 3 new residential structures, each with two (2) units.
- Down zoning to 'B' allows development and avoids dual zoning after re-subdivision.





## Rezoning Area



2842 Magnolia Ave.



2842 Magnolia Ave.

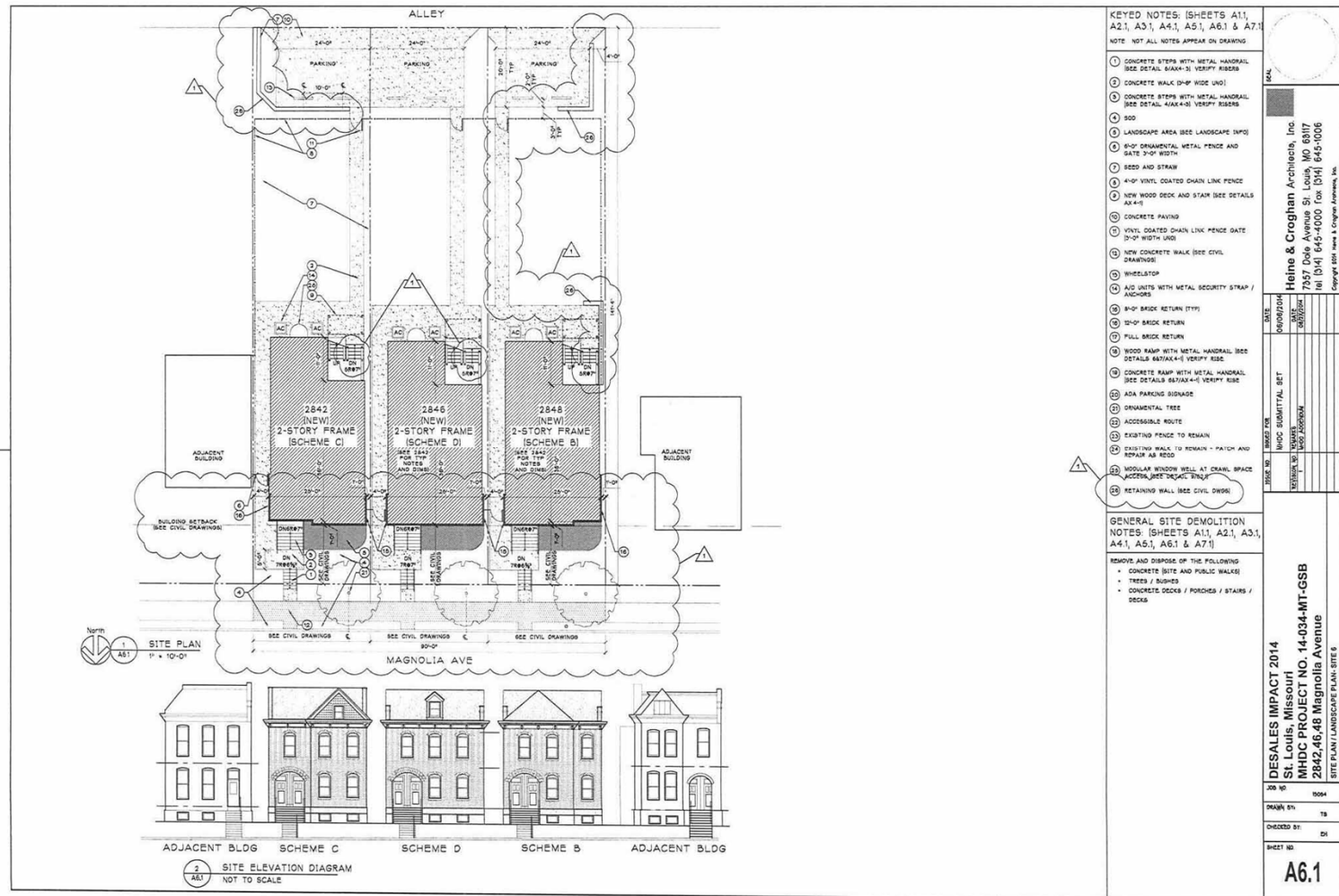


2846 Magnolia Ave.



2846 & 2850 Magnolia Ave.

## Site Plan & Elevation Plan - 3 New Residential Structures





# Petition for Zoning Amendment

## Existing Zoning ( "C" Multiple-Family Dwelling District)

### Legend

	A Single-Family Dwelling District
	B Two-Family Dwelling District
	C Multiple-Family Dwelling District
	D Multiple-Family Dwelling District
	E Multiple-Family Dwelling District
	F Neighborhood Commercial District
	G Local Commercial and Office District
	H Area Commercial District
	I Central Business District
	J Industrial District
	K Unrestricted District
	L Jefferson Memorial District

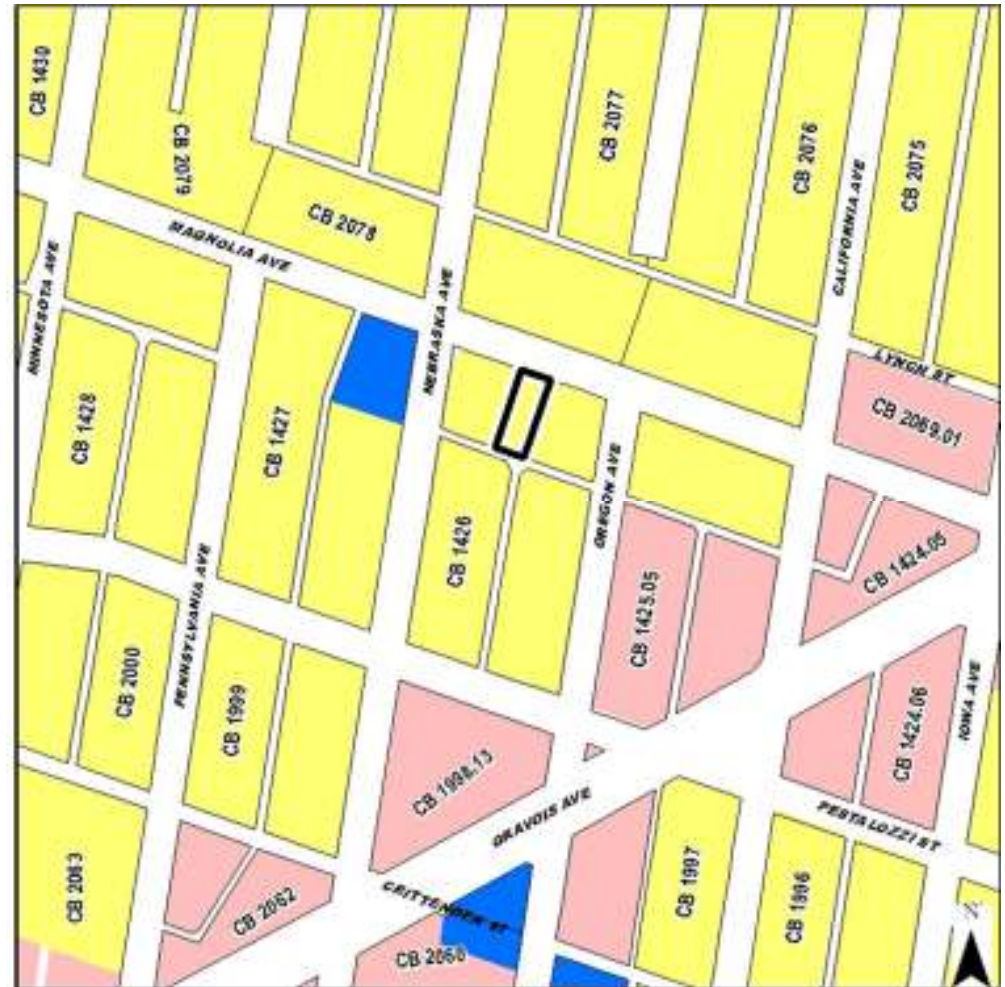


# Petition for Zoning Amendment

## Strategic Land Use Plan (Neighborhood Preservation Area)

### Legend

- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
- Recreation/Open Space Preservation and Development Area
- Business/Industrial Preservation Area
- Business/Industrial Development Area
- Institutional Preservation and Development Area
- Specialty Mixed Use Area
- Opportunity Area





## Comments

- PDA Staff recommends approving the petition to change the zoning down to 'B' Two-Family Dwelling District as being in conformity with the Strategic Land Use Plan's Neighborhood Preservation Area, which encourages the preservation of existing residential buildings and infill residential development.
- The Zoning Administrator recommends "that the subject property in City Block 1426 (2842 Magnolia) be rezoned to the 'B' Two-Family Dwelling District."
- "Given that the proposed development provides additional new housing options; that the rezoning protects the investment by limiting the use to two-family residential; that by rezoning subject property would bring it into conformity with the Zoning Code; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that a more restrictive zoning classification would be appropriate and would enhance the general welfare of the City."

# Agenda

## Chapter 99 Redevelopment Area Plans

### Over One Acre

**PDA-113-14-RDR**      5528 & 5560 Pershing Area

### Under One Acre -Selected

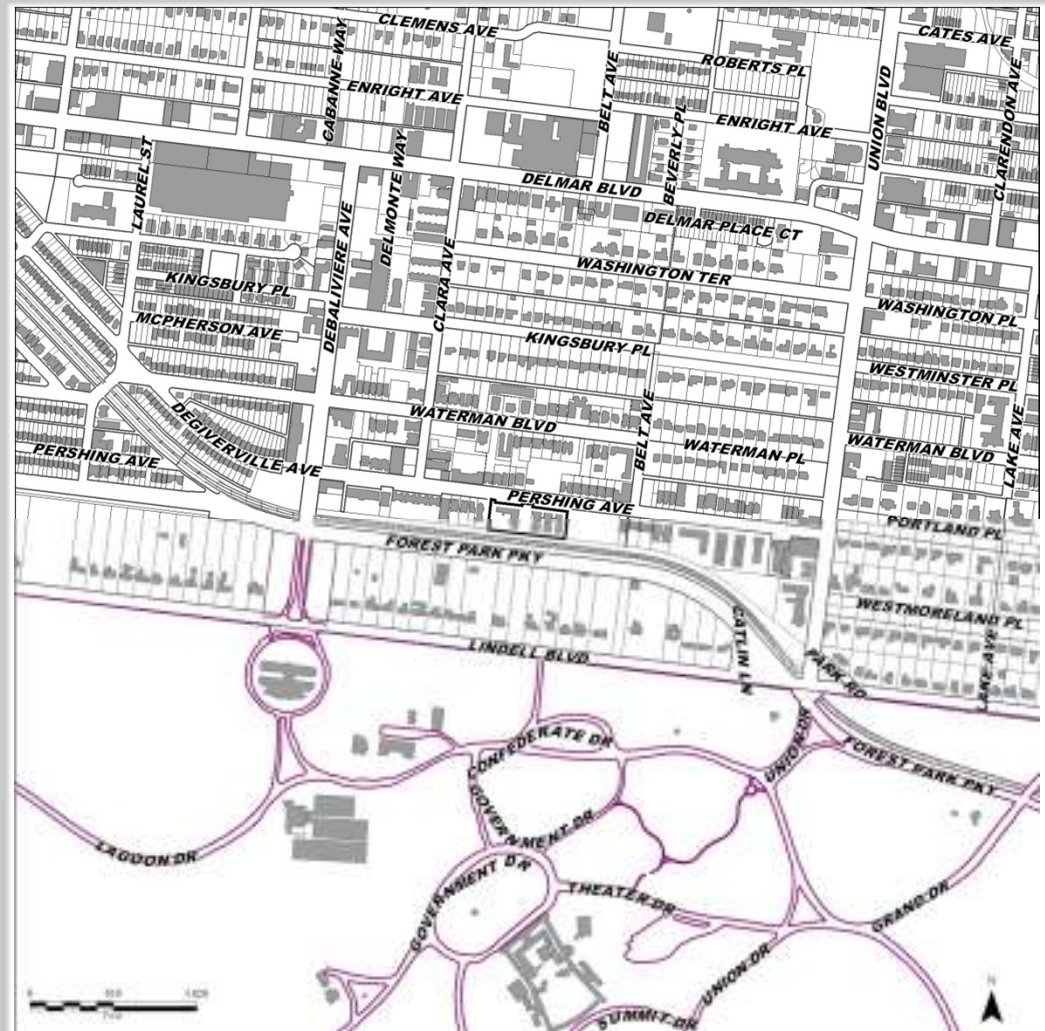
**PDA-116-14-RDMA**      4321-25 Manchester Area

***DeBaliviere Place & Forest Park Southeast Neighborhoods***

# 5528 & 5560 Pershing Ave. Redevelopment Area

## LCRA Plan #1907

- 1.87-acre site -- 2 parcels -- located on Pershing Ave. in DeBaliviere Place
- 4 partially-occupied 5- & 6-story bldgs. -- w/ a total of 160 apts. -- & related parking lot
- Bldgs. renovated in 1980 under Waterman-Pershing Redev. Plan (Ch. 353)
- \$3.12 million rehab of the 4 bldgs.
- 2 LLC's (Asprient Properties)



## 5528 & 5560 Pershing Ave. Redevelopment Area

Aerial photo





## 5528 & 5560 Pershing Ave. Redevelopment Area



South elevation of 5560 Pershing Ave.  
apartment building



South elevations of 5528, 5536 & 5540  
Pershing Ave. apartment buildings

## 5528 & 5560 Pershing Ave. Redevelopment Area



North elevation of apartment building, 5528 Pershing Ave.



North elevation of apartment building, 5536 Pershing Ave.



North elevation of apartment building, 5540 Pershing Ave.

## 5528 & 5560 Pershing Ave. Redevelopment Area



Catwalks between 5528 & 5536 Pershing Ave.  
apartment buildings



Catwalks between 5536 & 5540 Pershing Ave.  
apartment buildings

## 5528 & 5560 Pershing Ave. Redevelopment Area



North elevation of 5560 Pershing Ave. apartment building



## 5528 & 5560 Pershing Ave. Redevelopment Area



East elevation of 5560 Pershing Ave. apartment building & parking lot



West elevation of 5560 Pershing Ave. apartment building

## 5528 & 5560 Pershing Ave. Redevelopment Area



Deteriorated boards covering former windows of 5528 Pershing Ave. apartment building



Deteriorated bricks on 5560 Pershing Ave. apartment building



Crumbling balconies on 5536 Pershing Ave. apartment building

## 5528 & 5560 Pershing Ave. Redevelopment Area



Apartment building, 5574  
Pershing Ave.



Recreational complex,  
5539 Pershing Ave.



Large parking lot, 5510  
Pershing Ave.

## 5528 & 5560 Pershing Ave. Redevelopment Area



Streetscape of 5500 block of Pershing Ave.



New apartment building (under construction)  
at CWE City Apartments complex

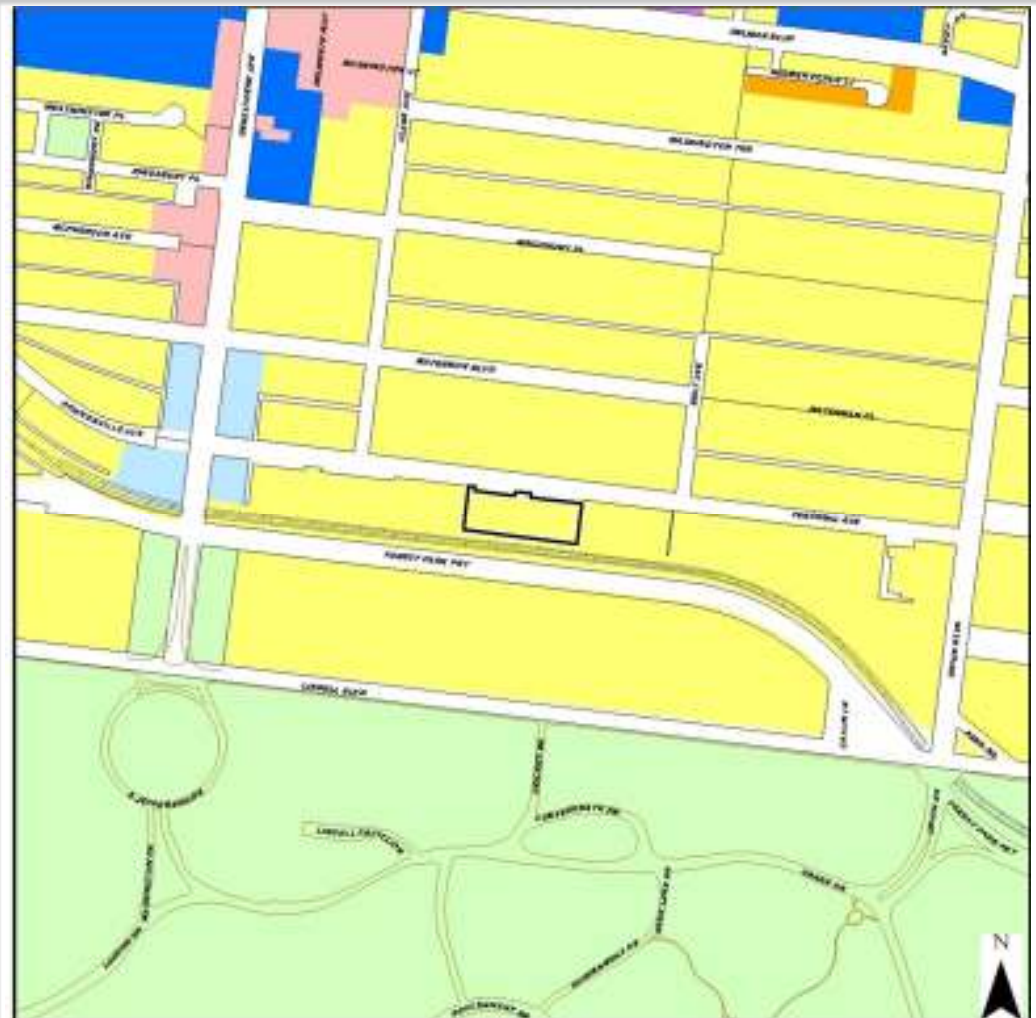


# 5528 & 5560 Pershing Ave. Redevelopment Area

## Strategic Land Use Plan (NPA)

### Legend

- Business Industrial Development Area
- Business Industrial Preservation Area
- Institutional Preservation and Development Area
- Neighborhood Commercial Area
- Neighborhood Development Area
- Neighborhood Preservation Area
- Opportunity Area
- Regional Commercial Area
- Recreational (Open Space) Preservation and Development Area
- Specialty Mixed Use Area



## Comments

- Conformity with City's Strategic Land Use Plan
- Provides for the use of 10 years of tax abatement
- Does not provide for the use of eminent domain
- Staff recommends approval of Chapter 99 Blighting Study and Redevelopment Plan



## 4321-25 Manchester Ave. Redevelopment Area



Vacant commercial building & vacant lot -- Looking northward



## 4321-25 Manchester Ave. Redevelopment Area



Vacant commercial building -- Looking northward



Vacant lot -- Looking northward

## 4321-25 Manchester Ave. Redevelopment Area



Redevelopment Area & adjacent properties to the west & east -- Looking northwest



1-family building, 4333 Manchester Ave.



Layla restaurant & parking lot, 4317 Manchester Ave.

## 4321-25 Manchester Ave. Redevelopment Area



Western side of 4300 block of Manchester Ave.



Eastern side of 4300 block of Manchester Ave.

## 4321-25 Manchester Ave. Redevelopment Area



2-family building, 4318 Manchester Ave., &  
1-family building, 4322 Manchester Ave.



Family Care Health Centers, 4352  
Manchester Ave.



## 4321-25 Manchester Ave. Redevelopment Area



Renovated building & Manchester Ave. streetscape improvements



Manchester Ave. streetscape improvements



1 of many new street signs along Manchester



1 of 2 "The Grove" signs along Manchester

## 4321-25 Manchester Ave. Redevelopment Area



SOUTH ELEVATION



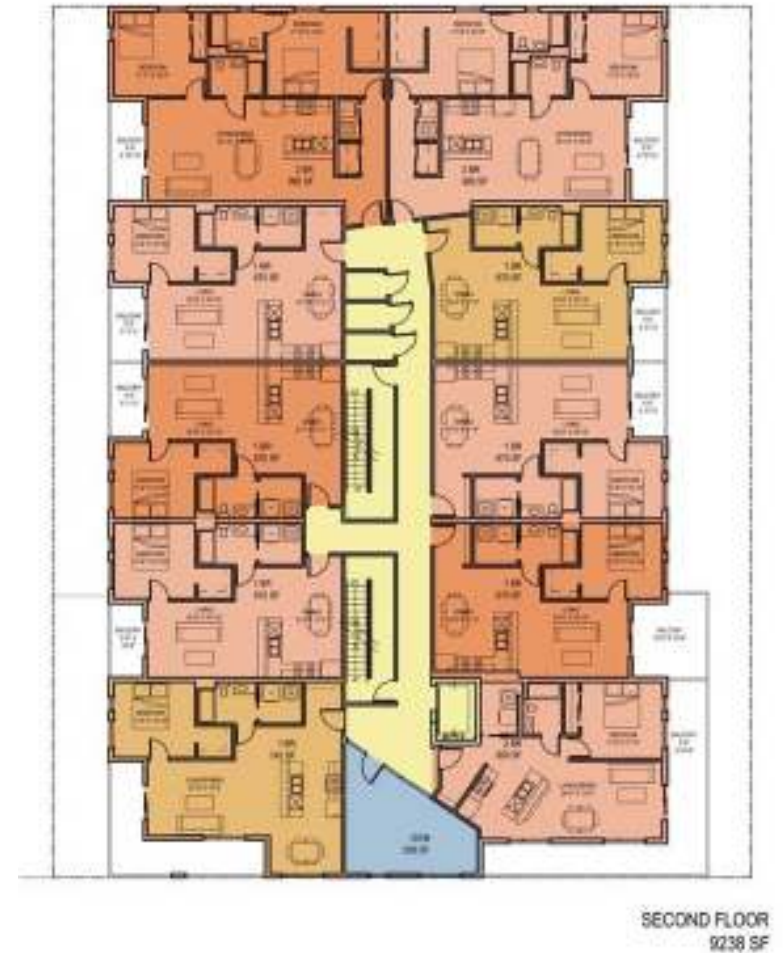
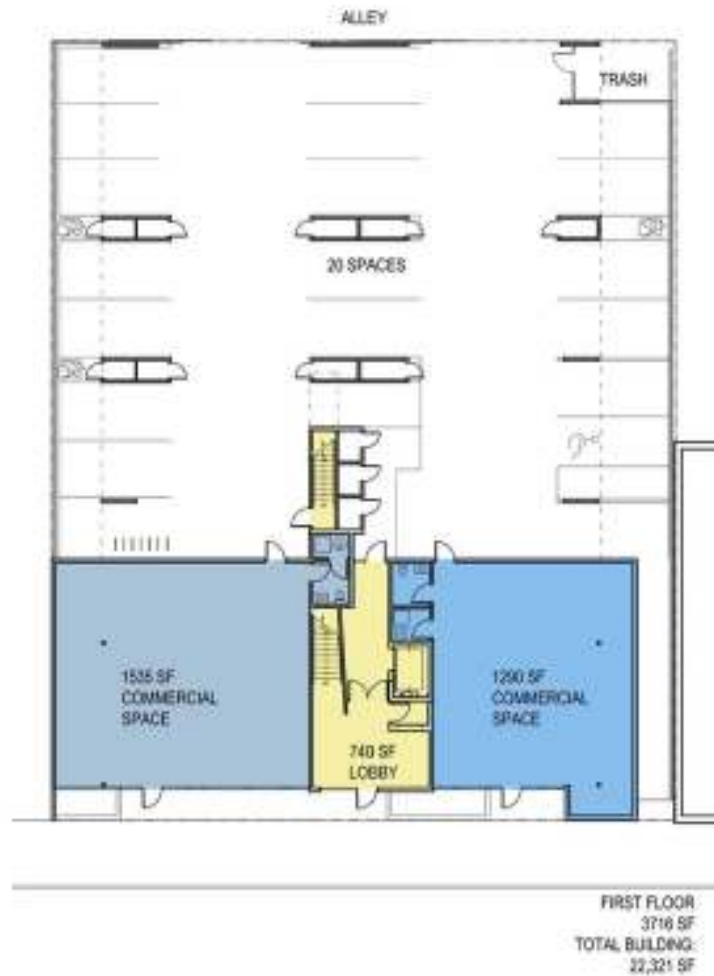
EAST ELEVATION

## 4321-25 Manchester Ave. Redevelopment Area





## 4321-25 Manchester Ave. Redevelopment Area





# 4321-25 Manchester Ave. Redevelopment Area

## Strategic Land Use Plan (NCA)

### Legend

- Business Industrial Development Area
- Business Industrial Preservation Area
- Institutional Preservation and Development Area
- Neighborhood Commercial Area
- Neighborhood Development Area
- Neighborhood Preservation Area
- Opportunity Area
- Regional Commercial Area
- Recreational/Open Space Preservation and Development Area
- Specialty Mixed Use Area



## Comments

- Conformity with City's Strategic Land Use Plan
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# Agenda

## Other Items:

### Adoption of Topical Plan

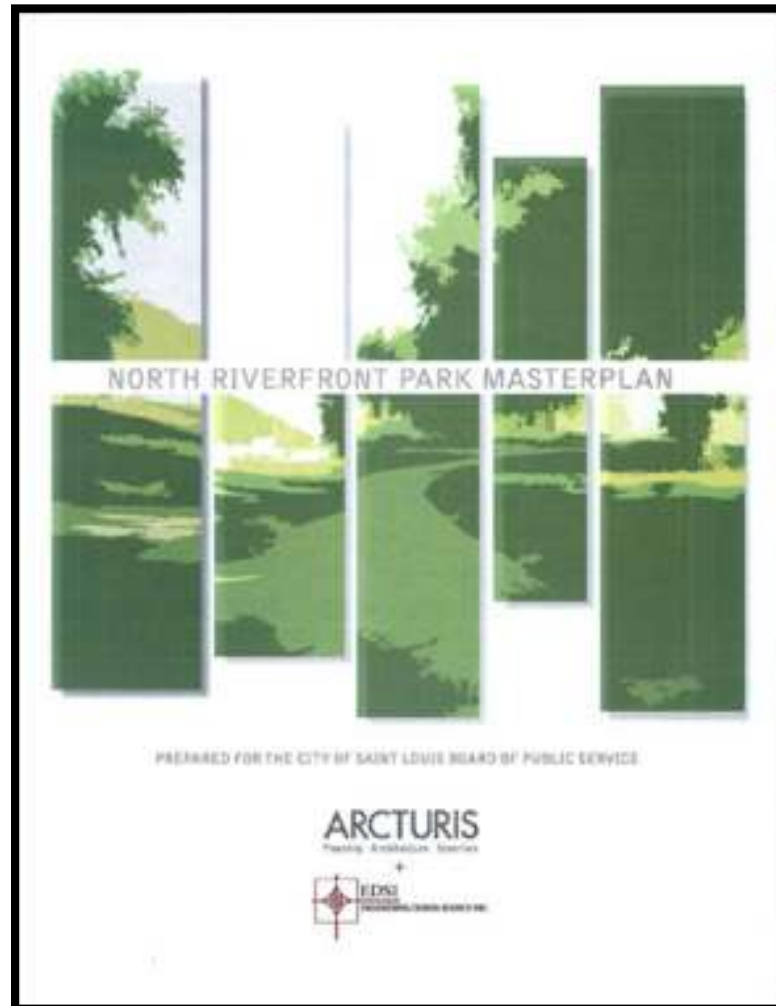
**PDA-104-14-TOP**      North Riverfront Park Master Plan

***North Riverfront Neighborhood***

# North Riverfront Park Master Plan

## Adoption of Topical Plan

- Plan available online, Baden Library & PDA
- Presentation & Public Hearing at Sept. 3<sup>rd</sup> Commission Meeting by Gary Bess, Megan Ridgeway, Russ Volmert
- Sept 26<sup>th</sup> Memorandum summarizes Questions & Comments during both the Presentation and the Public Hearing.
- No other comments by the Oct. 17<sup>th</sup> deadline.
- Edits address adoption by PC and omitting a funding paragraph.



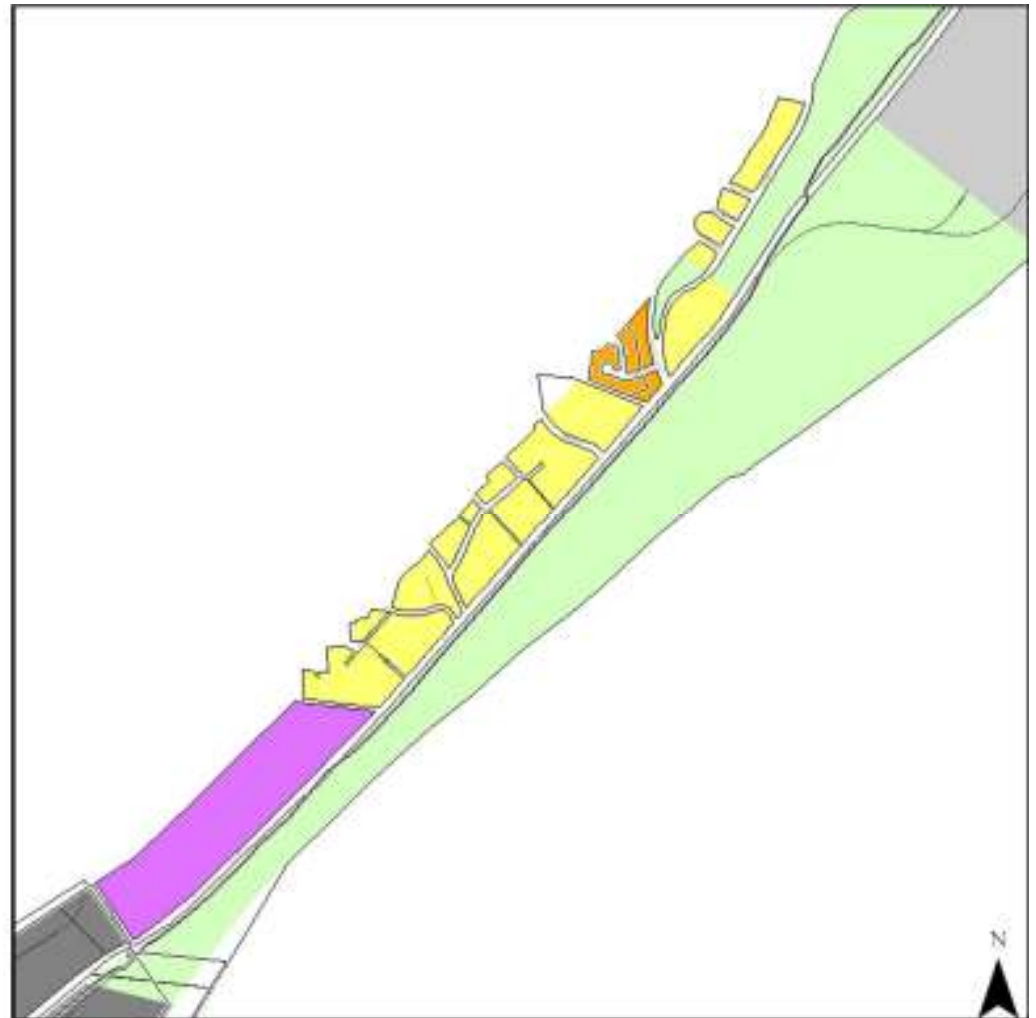


# North Riverfront Park Master Plan

## Recreational / Open Space Preservation & Development Area

### Legend

- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
- Recreation/Open Space Preservation and Development Area
- Business/Industrial Preservation Area
- Business/Industrial Development Area
- Institutional Preservation and Development Area
- Specialty Mixed Use Area
- Opportunity Area



# North Riverfront Park Master Plan

- Upon reviewing the Plan, PDA Staff
  - feels the Plan is a sound planning document to guide improvements.
  - finds the Plan is in conformity with the Strategic Land Use Plan &
  - recommends the Planning Commission adopt the North Riverfront Park Master Plan as a topical plan with two edits:
    - 1) Adoption language at the bottom of the “Acknowledgements” - on Page 2.
    - 2) Omits the third paragraph on a 1/8 cent city sales tax in the “Funding” Section on Page 78.

# Agenda

## Delegated Items

**PDA-114-14-RDMA through PDA-118-14-RDMA and  
PDA-119-14-RDRA through PDA-122-14-RDRA**

Chapter 99 Redevelopment Areas under One Acre

▪ **Street Vacations: PDA-126-14-VACA, PDA-127-14-VACA  
and PDA-128-14-VACA**

# Adjournment

## Informational Items

- New Business
- Executive Session
- Motion for Executive Session (for next meeting)
- Adjournment